

## 172m<sup>2</sup> Office for Sale in Nicosia - Agios Ioannis, Limassol District

An exclusive opportunity to acquire half a floor (172 m<sup>2</sup>) in a modern, under-development commercial building located on Makariou Avenue — one of Limassol's most prominent and high-traffic roads.



This ergonomic, high-spec space is purpose-designed for medical and professional use, making it ideal for clinics, private practices, diagnostic centers, or healthcare investors.

### Key Highlights:

- 172 m<sup>2</sup> of customizable office space
- Medical-use building (under study)
- Prime location with excellent visibility
- High-quality materials and finishes
- Ideal for doctors, labs, or rental investment
- Total...

### Property Info

Covered Area	<b>172</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>6</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **8114**  
Property type **Office**

### Amenities

### Location

- Parking

**Location:** Nicosia - Agios Ioannis

Region: **Limassol**

Coordinates: **34.67714969465 / 33.022863855487**

## Price: €750 000 + VAT

VAT for this property is **€50,930** or **€142,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€26 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 360.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€750 000 on Jul 29, 2025

